

047.A

0004

0047.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

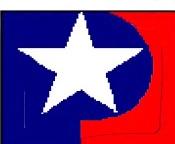
784,100 / 784,100

USE VALUE:

784,100 / 784,100

ASSESSED:

784,100 / 784,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		SHERBORN ST, ARLINGTON

OWNERSHIP

Unit #: 47

Owner 1: BRANDER JASON & RACHEL

Owner 2:

Owner 3:

Street 1: 47 SHERBORN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: MIASOFI LLC -

Owner 2: -

Street 1: 33 ALTON STREET

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Vinyl Exterior and 1753 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8430																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	784,100			784,100		421297
							GIS Ref
							GIS Ref
							Insp Date
							04/16/20

PREVIOUS ASSESSMENT								Parcel ID	047.A-0004-0047.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	784,100	0	.		784,100		Year end	12/23/2021
2021	102	FV	761,100	0	.		761,100		Year End Roll	12/10/2020

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MIASOFI LLC,	73546-472	2	10/29/2019		799,000	No	No		

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/16/2020									Measured		DGM	D Mann					

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv		Full Bath: 1	Rating: Very Good	A Bath:	Rating:	Master Deed 73510:177.															
Sty Ht: 1H - 1 & 1/2 Sty		3/4 Bath: 1	Rating: Very Good	A 3QBth:	Rating:																
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																
Foundation: 2 - Conc. Block		OthrFix:	Rating:	RESIDENTIAL GRID																	
Frame: 1 - Wood		OTHER FEATURES			1st Res Grid	Desc: Line 1	# Units 1														
Prime Wall: 4 - Vinyl		Kits: 1	Rating: Very Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
Sec Wall:	%	A Kits:	Rating:	Other																	
Roof Struct: 2 - Hip		Frl:	Rating:	Upper																	
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Lvl 2																	
Color: GRAY					Lvl 1																
View / Desir:					Lower																
GENERAL INFORMATION				Total Units:	Totals	RMs: 6	BRs: 3	Baths: 1	HB												
Grade: C - Average		Location:	CONDOS INFORMATION			REMODELING															
Year Blt: 1925	Eff Yr Blt: 2019		Floor:				RES BREAKDOWN														
Alt LUC:	Alt %:		% Own: 50.000000000	Exterior:	No Unit	RMS	BRS	FL													
Jurisdct: G21	Fact: .		Name:	Interior:	1	6	3														
Const Mod:				Additions:																	
Lump Sum Adj:				Kitchen:																	
INTERIOR INFORMATION				Baths:																	
Avg Ht/FL: STD				Plumbing:																	
Prim Int Wal 2 - Plaster				Electric:																	
Sec Int Wall:	%			Heating:																	
Partition: T - Typical				General:																	
Prim Floors: 3 - Hardwood		Total: 0.2 %																			
Sec Floors:	%																				
Bsmnt Flr: 12 - Concrete																					
Subfloor:																					
Bsmnt Gar:																					
Electric: 3 - Typical																					
Insulation: 3 - Typical																					
Int vs Ext: S																					
Heat Fuel: 2 - Gas																					
Heat Type: 15 - H.V.A.C																					
# Heat Sys: 1																					
% Heated: 100	% AC: 100																				
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	SPEC FEATURES/YARD ITEMS												
PARCEL ID 047.A-0004-0047.0												IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:													Total Special Features:	Total:						